



**COUNTY OF PLACER
PLANNING COMMISSION
SPECIAL HEARING DATE
AGENDA
DATE
May 7, 2015**

**OFFICE OF
Planning Services
Division**

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AUBURN, CALIFORNIA 95603
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am

FLAG SALUTE

ROLL CALL: Ken Denio, District 2, (Chairman); Richard Roccucci, District 1 (Vice Chairman); Wayne Nader, At-Large West of Sierra Crest, (Secretary); Richard Johnson, District 3; Jeffrey Moss, District 4; Miner "Mickey" Gray, District 5; and Larry Sevison, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am

**PONDS PAVILION & LOFTS
GRANITE BAY COMMUNITY PLAN AMENDMENT/REZONE/PARCEL
MAP/CONDITIONAL USE PERMIT/VARIANCES (PGPA 20120354)
MITIGATED NEGATIVE DECLARATION
SUPERVISORIAL DISTRICT 4 (UHLER)**

(This item was continued from the April 9, 2015 Planning Commission hearing.)

Consider a request submitted by Lisa Powers, Powers Equity, Inc., for 1) an amendment to the Granite Bay Community Plan to change the land use designation on Assessor's Parcel Number 048-142-036-000 from Rural Residential (2.3 to -4.6 Acre Minimum) to Professional Office; 2) a Rezone of Assessor's Parcel Number 048-142-036-000 from RA-B-100 PD 0.44 (Residential Agriculture, combining building site minimum of 100,000 square feet, combining Planned Residential Development of 0.44 dwelling units per acre) to OP (Office and Professional); 3) a Tentative Parcel Map that would divide the ±5.2 acre property into a 2.495 acre parcel and 2.671 acre parcel; 4) a Conditional Use Permit to allow a ±7,500 square foot Commercial Event Center that would accommodate a maximum of 500 people, and to allow Office and Professional land uses within two Craftsman Loft buildings totaling ±23,662 square feet (Building A totals 12,000 square feet and Building B totals 11,662 square feet); 5) a Variance to Section 17.54.140(D)(2) of the Zoning Ordinance to allow a reduced pond setback of 15 feet for the proposed Event Center and Loft structures, where a minimum setback of 50 feet is required; 6) a Variance to Section 17.54.060 (Parking Space Requirements) of the Zoning Ordinance to allow 181 on-site parking spaces (plus an additional 52 valet parking spaces on-site and 57 off-site parking spaces), where a total of 290 on-site parking spaces are required; and 7) a Variance to Section 17.54.180(A)(1) of the Zoning Ordinance to allow for two freestanding signs at the project's entry where only one freestanding is allowed. The Planning Commission will also consider adoption of the Mitigated Negative Declaration prepared for the project.

Project Location: The project is located at 5630 Douglas Blvd. in Granite Bay.

APN: 048-142-036

Total Acreage: 5.2 acres

Zoning: RA-B-100 PD=0.44 (Residential Agriculture, combining a Building Site of 2.3-acre minimum, and Planned Development 0.44 Dwelling Units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant/Owner: Lisa Powers, Powers Equity, Inc.

County Staff:

Planning: Roy Schaefer (530) 745-3061.

Engineering and Surveying: Phil Frantz (530) 745-3110

Environmental Health: Mohan Ganapathy (530) 745-2300

2) 10:25 am

**THE GROVE AT GRANITE BAY
SUBDIVISION MAP\CONDITIONAL USE PERMIT MODIFICATION
(PLN15-00055)
CATEGORICAL EXEMPTION
SUPERVISORIAL DISTRICT 4 (UHLER)**

Consider a request from Jim Baggarly on behalf of The Grove at Granite Bay, LLC, for approval of a Subdivision Map\Conditional Use Permit Modification to 1) modify Conditions 81, 82, 85, 93 and 97 to allow a 25-foot reduction in the structural setback

requirement of 50 feet from the edge of easement along Berg Street to allow privacy structures not to exceed 35% of the lot width, on the inside edge of the 25-foot landscape easement on lots 1, 8, 9, 24, 25 and 32 (Assessor's Parcel Numbers 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, and 460-280-009); 2) modify Condition 93 to reduce the required front setback of 35 feet to allow for a front setback of 25 feet for Lots 10, 11, and 12 (Assessor's Parcel Numbers 460-260-011, 460-260-012, 460-260-010); and 3) modify Condition 12 to allow for a reduction in the rear yard setback requirement of 35 feet to allow for 10 feet or to the floodplain limits, whichever is greater, for Lots 10, 11, and 12. The Planning Commission will also consider a finding of a Categorical Exemption pursuant to Section 15305 of the CEQA Guidelines and Section 18.36.070 of the Placer County Environmental Review Ordinance Class 5 A.1 - Minor Alterations in Land Use Limitations.

Project Location: The property is located on the west side of Berg Street, south of Olive Ranch Road, in the Granite Bay area.

APN's: 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, and 460-280-009

Total Acreage: 4.49

Zoning: RS-B-40 PD=1.1 (Residential single-family, combining building site minimum of 40,000 square feet, combining Planned Residential Development of 1.1 units per acre)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Jim Baggarly

Owner: The Grove at Granite Bay, LLC

County Staff:

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: Sarah Gilmore (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300

3) 10:40 am

NEFF RENTALS ELECTRIC FENCE

APPEAL OF THE DESIGN/SITE REVIEW COMMITTEE'S DENIAL OF AN ELECTRIC FENCE (PLN15-00042)

SUPERVISORIAL DISTRICT 4 (UHLER)

Consider an appeal filed by Carol Bausinger, Electric Guard Dog LLC on behalf of Neff Rentals, of the Design/Site Review Committee's decision to deny the proposed installation of a 10 foot high, 12 Volt/DC battery operated, solar-powered, low voltage/pulsed, electric fence located inside the existing perimeter fence at Neff Rentals. Section 15270 of the California Environmental Quality Act (CEQA) is applicable to this project.

Project Location: The project is located at 8455 Sierra College Blvd in the Granite Bay area.

APN: 048-030-073-000

Total Acreage: 1.68

Zoning: CPD-Dc (Commercial Planned Development, combining Design Scenic Corridor)

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay MAC

Applicant: Carol Bausinger, Electric Guard Dog LLC

Owner: Neff Rentals

County Staff:

Planning: Sherri Conway (530) 745-3031

Engineering and Surveying: Sharon Boswell (530) 745-3110

Environmental Health: Laura Rath (530) 745-2300